

STATE OF ARIZONA
DEPARTMENT OF REAL ESTATE
SAM WERCINSKI, COMMISSIONER

Development Services Division
2910 N. 44th St., Phoenix, AZ 85018

Roy Tanney, Assistant Commissioner
rtanney@azre.gov; 602-771-7758

THUNDERBIRD HILLS UNIT TWO
PROPERTY DISCLOSURE TEMPLATE

This Property Disclosure Template is the result of a cooperative effort between the Arizona Department of Real Estate (ADRE), Graham County, and community homebuilders. This template will better protect the Public by assisting:

- Buyers in gaining full disclosure for property located in this subdivision.
- Sellers in providing full disclosure for property located in this subdivision.
- Subdividers in preparing an application for Subdivision Public Report.

DISCLAIMER

The template is neither a recommendation nor an endorsement by the State of Arizona or Graham County of this land but is provided for informational purposes **ONLY**. **You should verify all information before signing any documents, as changes will occur over time.** ADRE and Graham County assume no responsibility for the information disclosed herein. No State or County office has judged the merits or value, if any, of this property. **It is recommended that Buyers inspect the property before signing any document for purchase or lease.**

NOTE TO SUBDIVIDERS

This template uses part of ADRE's application form for Subdivision Public Report. The template **may not** be used as an application form. You may, however, find its information helpful in preparing your application for Subdivision Public Report.

You are a subdivider if you own or have owned **6 or more** lots in a single platted subdivision and offer any number of them for sale. All subdividers are required to obtain a Public Report prior to offering lots for sale. It is the act of selling that requires a Public Report, not ownership. There is **no time limit** connected with this. It makes no difference when you acquired or sold a lot. Upon acquiring an interest in a 6th lot within a single platted subdivision, a Public Report is required prior to its sale.

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1. SUBDIVISION MAP:

- (a) Recorded in **No. 8 – T-5 and indexed in Plats**, records **Graham** County, State of **Arizona**.

BUYERS ARE ADVISED TO OBTAIN A COPY OF THE RECORDED MAP AND NOTE ALL EASEMENTS, RESTRICTIONS AND STATEMENTS CONTAINED THEREIN.

A copy of the recorded map may be obtained from the Graham County Recorder's Office located at 921 Thatcher Blvd., Safford, Arizona, (928) 428-3560, www.graham.az.gov. The map may also be available from a Title Insurance Company located in Graham County.

- (b) Gross acreage in entire subdivision: **Approximately 100 acres.**
- (c) Specify number of lots, units, parcels or tracts within entire subdivision:
240 Lots and Tracts A & B.
- (d) Are lot corners permanently staked? **Some lot corners and radii are staked with wooden stakes and rebar. Lot owners should have their lot surveyed to identify lot boundaries before making improvements on their lot.**

2. SUBDIVISION LOCATION:

- (a) County: **Graham** State: **Arizona**
- (a) Street location: **Southwest corner of U.S. Highway 191 and State Highway 366.**
- (b) Nearest major crossroads: **U.S. Highway 191 and State Highway 366.**
- (c) If outside a city or town, miles and directions from the nearest city or town: **Approximately 7 miles South of Safford on U.S. Highway 191.**

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- (d) Driving directions to the subdivision:

From US 70, turn South onto US 191. Drive 7.3 miles. Turn Southwest onto State Highway 366. Drive 0.3 miles. Arrive at subdivision on the East side of road.

3. SUBDIVISION CHARACTERISTICS AND ADJACENT LANDS:

- (a) Describe the physical characteristics of the subdivision e.g., level, hilly, rocky, loose soil, washes, arroyos, canyons, etc. **The land ranges from relatively flat to minimally sloped. A wash runs through the subdivision.**
- (b) Is the subdivision subject to any known flooding or drainage problems or downstream from any existing flood structure/dam? **YES**
If yes, describe: **There are some flooding and drainage issues for various low-lying lots. There may be obstacles in obtaining building permits for some lots. Prospective buyers should consult with Graham County officials.**

- (c) Are the subdivision lots subject to subsidence, or expansive soils? **YES**

Most lands in Arizona can be subject to subsidence and expansive soils. Prospective buyers should have the soils tested by a Civil Engineer to determine what steps should be taken to prepare the ground to protect against the effect of subsidence or expansive soils (such as severe cracking and foundation shifting).

- (d) Describe any known geological conditions such as fissures, sink holes or other, within or lying close to the subdivision, which would or may be detrimental to a purchaser's health, safety or welfare: **NONE Buyers are cautioned to assure themselves through personal observation or methods other than this disclosure template of the usability for their needs of the lot in which they may be interested.**
- (e) Describe any known environmental conditions, which would or may be detrimental to a purchaser's health, safety or welfare: **NONE**
- (f) Describe any known environmental soil remediation within or lying close to the subdivision: **NONE**
- (g) Is the subdivision within a FEDERAL SUPERFUND or STATE WQARF SITE? **NO**

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- (h) Provide the current zoning codes and their definitions for adjacent lands, including American Indian Reservation Lands:

- **R-1 – Residential: Adjacent**
- **A – General Land Use:**
- **RMH – Residential Manufactured Homes:**
- **C – Commercial**

NOTE: INFORMATION ON AMERICAN INDIAN RESERVATION LANDS MAY BE OBTAINED USING THE INTER TRIBAL COUNCIL OF ARIZONA (ITCA) WEBSITE, <http://www.itcaonline.com/tribes.html>

- (i) Describe existing and proposed land uses and conditions within, adjacent to and in the vicinity (including American Indian reservation lands), such as apartments, schools, commercial development, churches, parks or other uses, including, but not limited to, any unusual safety factors and uses that may cause a nuisance or adversely affect lot owners within or near the subdivision such as shooting ranges, active or abandoned mines, freeways, sewer plants, railroads, canals, landfills, or any unusual or unpleasant odors, noises, pollutants, cultivation and related dust, agricultural burning, application of pesticides, irrigation and drainage, underground storage tanks, crop dusting fields, bombing test grounds or other effects:

Swift Canyon Wash is approximately 1 mile east and could create a risk of drowning for unsupervised children and adults.

This subdivision is located within close proximity of Safford Federal Prison Camp; a low security institution housing male convicts. Low security Federal Correctional Institutions (FCIs) have double-fenced perimeters, mostly dormitory or cubicle housing, and strong work and program components. The staff-to-inmate ratio in these institutions is higher than in minimum security facilities. For more information please contact FCI Safford Federal Correctional Institution at (928) 428-6600 or visit their website at <http://www.bop.gov/locations/institutions/saf/index.jsp>.

- (j) For the benefit of the public health, safety and welfare, are there any gas pipelines within the boundaries of the subdivision or within 500 feet of the subdivision boundary? **YES**

If yes, describe: **There is an El Paso Natural Gas main line running through the subdivision.**

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Natural Gas pipelines: As a result of the natural gas facilities available to this subdivision, major natural gas lines in the vicinity of this community are necessary in order to service the surrounding areas. For further information regarding natural gas lines, purchasers should contact City of Safford at (928) 348-3143 or log onto their website at www.safford.govoffice.com. Additional information may be obtained by contacting the Pipeline and Railroad Safety

Department of the Arizona Corporation Commission at (602) 262-5601 or visit the Corporation Commission web site at <http://www.azcc.gov/divisions/util/>.

- (k) Are there any existing or proposed high voltage power lines (115kv or greater) or any existing or proposed substations (115kV or greater) within the boundary of the subdivision or within ½ miles of the subdivision boundary? **NO**

If yes, provide a description including the voltage, geographical location in relation to the subdivision identifying roads if any, and state the utility responsible for the operation or construction of the transmission lines and/or substation along with the utility's contact information and website if available.

- (l) Is the subdivision located within five miles of the borders of an Indian reservation? **NO**

If yes, provide the tribal name and contact information of who to contact for information pertaining to tribal boundaries, land use, air quality and prohibitions of using tribal lands i.e. trespassing, dumping, archaeological laws, pot hunting and cultural resource laws.

4. **AIRPORTS: Tucson International Airport is located approximately 120 miles southwest of the subdivision.**

5. **ELECTRICITY:**

- (a) Are electric facilities available to this subdivision? **YES**

- (b) If facilities are available, state name, telephone number and website of company which will provide service: **Graham County Electric Cooperative, Inc. (928) 485-2451, located at 9 West Center St., Pima, AZ, 85543.**

- (c) Where are present facilities in relation to this subdivision? **Facilities are complete to multiple lots within the subdivision.**

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- (d) Who will be responsible for completion of the facilities to the lot lines?
To be determined by Seller and Buyer.
- (e) Estimated completion date of facilities to the lot lines. (Specify if conduit only): **To be determined by Seller and Buyer** (Month-Day-Year)

If conduit only, explain how and when facilities will be completed and who is responsible for the costs: **To be determined by Seller and Buyer**
- (f) Estimated costs lot purchaser will have to pay for completion of facilities to the lot line: **Seller and Buyer should contact the electric company.**
- (g) Estimated costs lot purchaser will have to pay for completion of facilities from lot line to the dwelling: **To be determined by Seller and Buyer.**
- (h) Upon completion of facilities, what other costs or requirements exist before lot purchaser can receive service? (current service charges, current hook-up fees, current turn-on fees, meter fees, wire pulling through conduit, etc.) **Costs to purchasers to receive service include a \$150.00 deposit and a \$5.00 membership fee and monthly usage charges.**

6. STREET LIGHTS:

- (a) Are street light facilities available within this subdivision: **NO**

7. TELEPHONE:

- (a) Are telephone facilities available to this subdivision? **YES**
- (b) If facilities are available, state name, telephone number and website of company, which will provide service: **Qwest Communications – (800) 244-1111; Website: www.qwest.com.**
- (c) Where are present facilities in relation to this subdivision? **Telephone service is complete to some lots. (Verify for your lot.)**
- (d) Who will be responsible for completion of the facilities to the lot lines?
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- (e) Estimated completion date of facilities to the lot lines (specify if conduit only): **To be determined by Seller and Buyer.** (Month-Day-Year)
 - (i) If conduit only, explain how and when facilities will be completed and who is responsible for the costs: **To be determined by Seller and Buyer.**
- (f) Estimated costs lot purchaser will have to pay for completion of facilities to the lot line: **Seller and Buyer should contact the telephone company.**
- (g) Estimated costs lot purchaser will have to pay for completion of facilities from the lot line to his dwelling: **To be determined by Seller and Buyer.**
- (h) Upon completion of facilities, what other costs or requirements exist before lot purchaser can receive service? (Current service charges, current hook-up fees, current turn-on fees, meter fees, wire pulling through conduit, etc.) **Costs to purchasers for service with Qwest Communications include a standard hook-up fee of \$27.50. Monthly charges are \$16.18 (plus tax) for basic service.**

8. CABLE:

- (a) Are cable facilities available to this subdivision? **To be determined by Seller and Buyer.**

9. NATURAL GAS:

- (a) Are natural gas facilities available to this subdivision? **YES**
- (b) If facilities are available, state name, telephone number and website of company, which will provide service: **Graham County Electric Cooperative, Inc. (928) 485-2451, located at 9 West Center St., Pima, AZ, 85543.**
- (c) Where are present facilities in relation to this subdivision? **Facilities exist throughout the subdivision.**
- (d) Who will be responsible for completion of the facilities to the lot lines?
To be determined by Seller and Buyer.

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- (e) Estimated completion date of facilities to the lot lines? **To be determined by Seller and Buyer.**
(Month-Day-Year)
- (f) Estimated costs lot purchaser will have to pay for completion of facilities to the lot line: **Seller and Buyer should contact the gas company.**
- (g) Estimated costs lot purchaser will have to pay for completion of facilities from lot line to the dwelling: **To be determined by Seller and Buyer.**
- (h) Upon completion of facilities, what other costs or requirements exist before lot purchasers can receive service? (Current service charges, current hook-up fees, meter fees, current turn-on fees)
Seller and Buyer should contact the gas company.

10. WATER:

- (a) Is a domestic water supply available to this subdivision? **YES**
- (b) Name, telephone number and website of water provider: **City of Safford - (928) 348-4200; Website: www.safford-az.gov.**
- (c) What is the compliance status of the water provider with the Arizona Department of Environmental Quality as of the date of this application? **Provider is in compliance.**
- (d) If the water provider is a public service corporation, does it possess a Certificate of Convenience and Necessity from the Arizona Corporation Commission allowing it to provide water to this subdivision? **YES**
- (e) Where are present water facilities in relation to this subdivision? **Adjacent to all lots.**
- (f) Who will be responsible for completion of the facilities to the lot lines?
Facilities are complete.
- (g) Estimated completion date of facilities to the lot lines: **Complete.** (Month-Day-Year)
- (h) Will fire hydrants be installed, and if yes, when? **NO**
(Month-Day-Year)
- (i) Estimated costs lot purchaser will have to pay for completion of facilities to the lot line: **None, facilities are complete.**

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- (j) Estimated costs lot purchaser will have to pay for completion of facilities from lot line to dwelling: **To be determined by Seller and Buyer.**
- (k) Upon completion of facilities, what other costs or requirements exist before lot purchaser can receive service? (Service charges, hook-up fees, turn-on fees, meter fees, development fees, etc.) **Costs to purchaser to receive service include a \$50.00 activation fee and monthly water base rate of \$22.16. Usage fees are as follows: \$1.43 per 1000 gallons up to 10,000 and \$1.78 per 1000 gallons for 10,000 to 20,000 gallons.**
- (l) Who is or will be responsible for maintenance of the water lines within this subdivision other than from lot line to dwelling? **City of Safford.**
- (m) Who is or will be responsible for maintenance of the water lines outside this subdivision? **City of Safford.**

BUYERS SHOULD VERIFY THE LOCATION OF WATER LINES PRIOR TO PURCHASE TO DETERMINE WHAT, IF ANY, EXTENSION IS NECESSARY AND COSTS INVOLVED.

11. SEWAGE COLLECTION, TREATMENT AND DISPOSAL:

- (a) State whether sewage collection, treatment and disposal will be provided by a municipality, improvement district, public utility, private company, individual on-site wastewater treatment system (septic tank system etc.) or other:

Individual On-Site Wastewater Treatment Systems (Septic Tanks or alternative systems). There is no assurance that an individual system can be installed. Prior to purchase, Buyer should contact the state and local health departments for specification and requirements. Buyers should satisfy themselves as to the cost of installing a system.

12. INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS:

- (a) Describe the type of individual on-site wastewater treatment system lot purchasers will be required to install: **To be determined by Seller and Buyer.**
- (b) Describe all requirements and costs involved to install an operational individual on-site wastewater treatment system: (Include all governmental licensing/permitting requirements and their costs; equipment, construction, and all other necessary costs, including the estimated annual

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operation and maintenance costs): **Estimated cost is from \$4000.00 to \$10,000.00. Seller and Buyer should contact a local system installer and Graham County Officials.**

- (c) If an operational individual on-site wastewater treatment system cannot be installed, will lot purchaser be offered a refund of the purchase price?
To be determined by Seller and Buyer. Prior to purchase, Buyers should determine if a refund of the purchase price will be made if an individual sewage disposal system cannot be installed on the lot.

THE ABOVE DESCRIBED COSTS FOR UTILITIES AND SERVICES ARE SUBJECT TO CHANGE BY SERVICE PROVIDERS. BUYERS SHOULD CONTACT THE ABOVE PROVIDERS REGARDING EXTENSION RULES AND REGULATIONS, SERVICE CONNECTIONS AND COSTS INVOLVED.

13. ACCESS STREETS AND ROADS:

- (a) Is legal and permanent access provided to the subdivision, and lots within the subdivision, over terrain, which may be traversed by conventional 2-wheel drive automobiles and emergency vehicles? **YES State Highway 191**
- (b) Exterior street(s) providing access to this subdivision from a dedicated federal, state, or city roadway:
- (i) Is exterior street(s) public or private? **Public**
- (ii) Is exterior street(s) complete? **YES**
- (iii) Who is responsible for completion? **Exterior streets complete.**
- (iv) Estimated completion date? **Complete.** (Month-Day-Year)
- (v) What type of surfacing? **Asphalt.**
- (vi) Estimated costs lot purchaser will be required to pay toward street completion? **NONE - Exterior streets complete.**
- (vii) Who is responsible for exterior street maintenance? **State of Arizona.**

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- (viii) If the City or County is to maintain the exterior street(s), when will it be accepted for maintenance? **State Maintained**
- (ix) Estimated costs lot purchaser will be required to pay toward exterior street maintenance? **Costs to purchasers are included in their local and state taxes.**
- (c) Interior street(s) within this subdivision:
 - (i) Are interior streets within this subdivision public or private? **Public.**
 - (ii) Are the interior streets complete? **NO. Some streets are complete.**
 - (iii) Who is responsible for completion? **Property Owners**
 - (iv) Estimated completion date? **To be determined by Seller and Buyer.** (It is recommended this be addressed in writing in any purchase contract.) (Month-Day-Year)
 - (v) What type of surfacing? **Some streets are paved with asphalt and others are roughly bladed in with a dirt surface.**
 - (vi) Estimated costs lot purchaser will be required to pay toward street completion? **To be determined by Seller and Buyer.** (It is recommended this be addressed in writing in any purchase contract.)
 - (viii) Who is responsible for interior street maintenance? **Property Owners**
 - (ix) Estimated costs lot purchaser will be required to pay toward interior street maintenance? **To be determined by Seller and Buyer.** (It is recommended this be addressed in writing in any purchase contract.)

GRAHAM COUNTY HAS NO RESPONSIBILITY FOR THE SUBDIVISION STREETS. THE COUNTY WILL NOT MAINTAIN THE STREETS UNTIL THEY HAVE BEEN CONSTRUCTED TO MINIMUM STANDARDS AND THE COUNTY APPROVES AND ACCEPTS THEM FOR MAINTENANCE. ADJACENT PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE AND ALL COSTS. IF ADJACENT PROPERTY OWNERS FAIL TO COOPERATE, THEN AN INDIVIDUAL LOT OWNER MAY HAVE TO INDIVIDUALLY BEAR THE ENTIRE COST OF MAINTAINING A STREET TO HIS OR HER LOT.

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14. FLOOD AND DRAINAGE:

- (a) Will there be flood protection or drainage facilities installed within this subdivision? **NO**
There is some drainage through natural washes. Graham County requirements for building permits include proof that adequate flood and drainage protections are provided for lots.

15. SCHOOLS:

- (a) What is the current location (distances) of the nearest public (elementary, junior and high) schools available for the attendance of school age pupils residing in the subdivision?
- **For Elementary Assignment (K-6) it is necessary to contact the Safford Unified School District at (928) 348-7000.**
 - **Safford Middle School (7-8) is located at 698 West 11th Street, Safford; 6 ¾ miles north.**
 - **Safford High School (9-12) is located at 1400 South 11th Avenue, Safford; 6 ¾ miles northwest.**
- (b) What transportation, i.e. school bus or other, is available? **School bus service is available to all designated schools.**

NOTE: SCHOOL ASSIGNMENTS AND BUS SERVICE ARE SUBJECT TO CHANGE. PROSPECTIVE PURCHASERS SHOULD CONTACT THE SAFFORD UNIFIED SCHOOL DISTRICT #1 AT (928) 348-7000 OR VISIT THEIR WEBSITE AT WWW.SAFFORDSUSD.K12.AZ.US FOR VERIFICATION OF SCHOOLS AND BUS SERVICE. ADDITIONAL INFORMATION REGARDING SCHOOLS AND DISTRICTS CAN BE FOUND AT WWW.GREATSCHOOLS.NET AND WWW.SFB.STATE.AZ.US.

16. SHOPPING FACILITIES:

What is the current location and distance from the subdivision of the nearest community shopping area where food, drink and medical supplies can be purchased? **A convenience market is located 3 ½ miles North. A food and drug store is located 7 miles North.**

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17. PUBLIC TRANSPORTATION:

State type, provider, location and distance to provider servicing the subdivision.

None.

18. MEDICAL FACILITIES:

State type, provider, location and distance from the subdivision:

Mt. Graham Regional Medical Center is located 7 ¼ miles north.

19. FIRE PROTECTION:

(a) Is fire protection available to the subdivision? **To be determined by Seller and Buyer.**

A small portion of this subdivision is located within the Rural Fire District's boundary. The City of Safford Fire Department is under contract with the District to provide fire protection for property located within the District's boundary. If your property is not located in the District, there is no guaranty that you will have fire protection. For further information, contact Kent Larson at (928) 428-6057.

(b) If yes, state name of provider and cost to lot purchaser: **If your property is located in the Rural Fire District, the cost of fire protection is included in local taxes.**

20. AMBULANCE SERVICE:

(a) Is ambulance service available to the subdivision? **YES**

(b) If yes, provide name, address and telephone number of ambulance service(s) available. **To be determined by Seller and Buyer.**

21. POLICE SERVICE:

(a) Is police service available to the subdivision? **YES**

(b) If yes, state name of provider: **Graham County Sheriff's Department.** For information contact (928) 428-3141 or www.graham.az.gov.

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22. Is the subdivision in a 911-service area? **YES**

23. REFUSE COLLECTION:

- (a) Have provisions been made for refuse collection? **YES**
- (b) If yes, state name of service provider and cost to lot purchaser: **Vista Recycling – (928) 428-0830. Costs to purchasers to receive service include a \$20.00 deposit and monthly charges of \$16.75.**

LOCATIONS, SERVICE PROVIDERS AND COSTS OF THE ABOVE SERVICES AND FACILITIES MAY CHANGE. YOU SHOULD VERIFY THEIR CURRENT LOCATIONS AND COSTS PRIOR TO PURCHASE.

24. SUBDIVISION USE AND RESTRICTIONS:

- (a) Lots will be sold as: **Both Improved lots (Lots with dwellings) and Unimproved lots (Vacant Lots) will be sold.**
- (b) What is the use for which subdivision lots will be offered? **Single Family Residential.**
- (c) Is the subdivision or any lot(s) therein subject to adult occupancy or age restrictions? **NO**
- (d) State whether all or any portion of the subdivision is located in any open range or area in which livestock may roam at large under the laws of this State and what provisions, if any, have been made for the fencing of the subdivision to preclude livestock from roaming within the subdivision. **Subdivision is not located in an open range or area in which livestock may roam at large under the laws of this State.**
- (e) Are any of the mineral rights reserved from the subdivision lots, or will they be?
Unknown

Buyer should obtain and examine a Title Report to determine the status of mineral rights and the right to extract the minerals.

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- (f) Give full disclosure of other conditions or provisions, which may limit the use, or occupancy of the property offered in this application. If none, so state:
Buyers should investigate conditions, reservations and restrictions that may run with the land including zoning restrictions. Copies of those items that are recorded may be inspected at the Office of the Graham County Recorder, (928) 428-3560. Information about zoning may be obtained at the Office of the Graham County Planning and Zoning Department, (928) 428-0410. These county offices are located at 921 Thatcher Boulevard, Safford. Restrictions that are recorded may also be found on a Title Report.

25. TITLE AND ENCUMBRANCES:

Title to the land is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. Buyers should investigate the title and satisfy themselves as to what effect, if any, these matters may have on the use of the land. Buyers should obtain a title report and determine the effect of the listed title exceptions.

26. PROPERTY TAXES AND ASSESSMENTS:

Buyers should investigate the estimated property taxes and any special assessments on the property. The amount of taxes and assessments are subject to change. For information contact the Graham County Treasurer at (928) 428-3440 and Graham County Assessor at (928) 792-5012 or at www.graham.az.gov. Office address for both is 921 Thatcher Boulevard, Safford.

27. PROPERTY OWNER'S ASSOCIATIONS:

Buyers should investigate for the existence of a property owners association having authority over any portion of the subdivision and the power to levy assessments. The subdivision plat identifies a Tract A and Tract B but does not indicate the use or purpose of these tracts. It is possible that the tracts are common areas for the use and enjoyment of all property owners and maintained by an association.